

MINUTES

ASSOCIATION OF UNIT OWNERS OF THE WEST OAKS CONDOS –April 4TH 2013

The Board Meeting of the Association of Unit Owners of the West Oaks Condos was convened at the Market of Choice meeting room at 6:43pm by President Robert Stevens. Directors Robert Stevens, Mary Fell, and Denise Wells were present. Kurt Powell, Willamette Community Management was also present. 1 visitor and 2 owners were also present.

Minutes: The Board **APPROVED** the minutes from February 28th, 2013 board meetings.

Financial Reports: The Board **ACCEPTED** the financial report from March.

Owners Forum: One owner presented their request to get Architectural Review Approval for a table on their patio. The Board **APPROVED** this request with conditions.

One owner notified the Board that they had seen rusty screw heads holding in the stair railing for building A. WCM will review this issue and resolve it before the next meeting.

One owner also notified the Board of some paint touch up that needed to take place on hand railings in a few spots. WCM will ask Sean Gores Construction to review these spots.

WCM Report:

ARMOR is continuing to work on the bid for the garbage enclosure. WCM will pass along the bid information as soon as it is received.

Morrison Hershfield is continuing to work on the Reserve Study update for West Oaks Condos. They will send it along to the Board as soon as they are finished.

WCM is continuing to work on parking enforcement. The painting of the parking lot lines will be happening in the next few weeks.

Clearly Superior Cleaning finished the gutter cleaning on the garages and carports. WCM will pay the invoice as soon as it's received.

There is an HOA training in Eugene on May 4th 2013. One member of the Board plans to attend this meeting.

WCM has scheduled a day to have a foundation repair company review an internal crack along the interior perimeter of the foundation of one unit.

New Business:

The Board **APPROVED** to send Andrey from Sean Gores copies of the notices used during the construction project.

The Board **APPROVED** to treat building F inside the stud cavities for carpenter ants by Guardian Pest Control.

The Board **APPROVED** to have WCM document all of the windows with failed IGU's and ask owners to contact the warranty department from Alside if they are the original owners of the units.

The Board **APPROVED** to have Vial Fotheringham move the remaining amount of money in the settlement account to the West Oaks bank account.

The Board **APPROVED** to have the drainage work completed between buildings A, E, F, and G, to have the landscape rejuvenated, and to install bark as well when the drainage work is complete. The Board asked to get prices for drainage on the west side of building G, the east side of building H, and the west side of building H.

The Board **APPROVED** a motion to have VF pursue collection on a roofing company from the construction defect lawsuit on a contingency fee basis.

The Board **APPROVED** a motion to ask the owner of one unit to pay for the drywall repair (3 nail pops) to the unit.

The meeting adjourned at 7:31pm.